

## 175 Beaconsfield Drive, Stoke-On-Trent, ST3 3EY



**Freehold £145,000**



Bob Gutteridge Estate Agents are delighted to bring to the market this traditional semi-detached home situated in this popular Blurton location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A50. This home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of storm porch, entrance hall, lounge, fitted kitchen/diner, utility room, downstairs WC and to the first floor are three generous sized bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear along with off road parking. We can confirm that this home is available to view now !

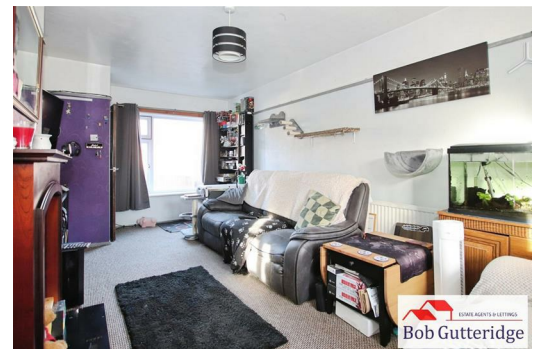
**ENTRANCE LOBBY 1.78m x 0.91m (5'10" x 3'0")**

With Upvc double glazed composite front access door, pendant light fitting, battery smoke alarm, single panelled radiator and door leading off to;



**THROUGH LOUNGE 5.99m x 3.18m maximum (19'8" x 10'5" maximum)**

With Upvc double glazed windows to front and rear aspects, pendant light fitting, single panelled radiator, feature fireplace with stone insert and coal effect gas fire, phone line connection point, power points, Virgin Media connection point (Subject to usual transfer regulations) and doors leading off to;



### **FITTED KITCHEN / DINER 3.51m x 3.48m maximum (11'6" x 11'5" maximum)**

With Upvc double glazed windows to side and rear aspects, LED tube light fitting, single panelled radiator, a range of base and wall-mounted wooden kitchen storage cupboards providing ample domestic cupboard and drawer space, round edge worktop with a built-in stainless steel sink unit with mixer tap above, free-standing Indesit oven with four ring gas hob, plumbing for automatic washing machine, wood effect laminate flooring, white ceramic splashback tiling, electricity consumer unit and meter, access to understairs storage cupboard and door leading off to;



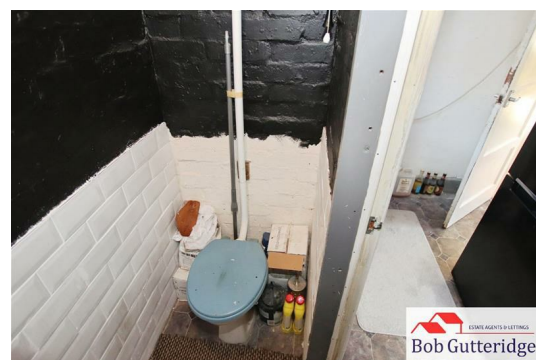
### **UTILITY ROOM 2.51m x 2.41m maximum (8'3" x 7'11" maximum)**

With Upvc double glazed side access door, Upvc double glazed window to front, pendant light fitting, vinyl cushion flooring, gas meter, space for fridge/freezer, space for condenser dryer, Ideal gas boiler providing the domestic heating systems and door leading off to;



### **DOWNSTAIRS WC 0.76m x 1.42m (2'6" x 4'8")**

With Upvc double glazed frosted window to side, pendant light fitting and low level WC.



**FIRST FLOOR LANDING 2.18m x 1.52m maximum (7'2" x 5'0" maximum)**

With pendant light fitting, battery and mains smoke alarms, loft access and doors leading off to rooms including;

**BEDROOM ONE (FRONT) 4.22m x 3.48m maximum (13'10" x 11'5" maximum)**

With Upvc double glazed window to front, pendant light fitting, single panelled radiator and power points.





**BEDROOM TWO (FRONT) 3.25m x 3.20m (10'8" x 10'6" )**

With Upvc double glazed window to front, pendant light fitting, single panelled radiator and power points.



**BEDROOM THREE (REAR) 3.23m x 2.64m maximum (10'7" x 8'8" maximum)**

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator and power points.



**FIRST FLOOR BATHROOM 1.68m x 2.34m (5'6" x 7'8")**

With Upvc double glazed frosted window to side, pendant light fitting, single panelled radiator, ceramic splashback tiling, vinyl cushion flooring, a white suite comprising low level WC, pedestal sink unit and panelled bath unit with Triton Madrid electric shower above.



**EXTERNALLY**

**FORE GARDEN**

Bounded by concrete post and timber fencing, with stone flag paving, stone chipping and a driveway providing parking for one vehicles with scope to expand.





## ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing with stone flag paving and patio area providing ample domestic patio and sitting space, composite and timber-built sheds providing ample storage space, generous lawn and access to front via a timber gate.



## COUNCIL TAX

Band 'A' amount payable to City of Stoke-on-Trent Council.

## Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## SERVICES

Main services of gas, electricity, water and drainage are connected.

## VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59   D	75   C
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

#### HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm



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